GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department - Nellore Urban Development Authority – Proposal for Change of land use from Residential use to Commercial use in CAS No.674/2, 3 of Nellore Bit-I, Nellore to an extent of 6020.12 sq.mts applied by Smt. P. Lakshmi and P. Masthanaiah – Draft Variation – Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 200 **Dated: 30-11-2020.**
Read the following:-

1. From the DTCP, AP, Guntur, Lr.Roc.No.1683/2016/G, dated: 07.06.2016.
2. Govt., Memo.No.277993/H1/2016, Dated: 17.08.2016
3. From the VC, NUDA, Lr.ROC.No.89/2019/ NUDA, dated:31.10.2019.
4. From VC, NUDA, Lr.ROC.No.82/2020/NUDA, dated: 20.05.2020.
5. Government Memo No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
6. Government Memo No.138400/H1/2016, MA&UD (H) Department, Dated:15.02.2017.
7. Government Memo.No.277993/M1/2016, dt:08.07.2020.
8. Notification No.174, Dated:08.07.2020 published in Part-I of Andhra Pradesh Gazette.
9. From the VC, NUDA Lr.Roc.No.89/2019/NUDA, dt:22.10.2020

****

ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Nellore issued in the Government Memo 7th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.174, Part-I, Dated:08.07.2020. In the letter 9th read above the Vice Chairperson, Nellore Urban Development Authority, Nellore has reported that the Draft Variation Notification was published in two daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period and the applicant has paid the required charges. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:30.11.2020.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

J.SYAMALA RAO
SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.
The Vice Chairperson, Nellore Urban Development Authority, SPSR Nellore District.

Contd..2

The Commissioner, Nellore Municipal Corporation, Nellore, SPSR Nellore District.
Copy to:
The District Collector, SPSR Nellore District.
The Director of Town & Country Planning, AP
SC/SF.

//FORWARDED :: BY ORDER//

SECTION OFFICER

NOTIFICATION

In exercise of the powers conferred by Section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, the Government hereby makes the following variation to the land use envisaged in the Nellore GTP Scheme/ Master Plan sanctioned in G.O.Ms.No.11, MA&UD Department, dt: 07.01.2011, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.174, Part-I, Dated:08.07.2020 as required under sub-section (3) of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

VARIATION

The site in S.No.674/2,3 of Nellore Bit – I, Gomathy Nagar admeasuring to an extent of 6020.12 Sq.mts. The boundaries of which are given in the schedule below, which was earmarked as Residential use in the General Town Planning Scheme (Master Plan) of Nellore Municipal Corporation sanctioned in G.O.Ms.No.11, Municipal Administration & Urban Development Department, Dated:07.01.2011 is now designated as Commercial land use by variation of change of land use in the revised part proposed land use Map of GTP MMPNo.7/2018/NUDA of Nellore Municipal Corporation and is available in the office of the Nellore Municipal Corporation, Nellore/ NUDA office, Nellore, subject to the following conditions:-

1. the applicant shall handover the land required for widening of 40 feet road to the Competent Authority on southern side at free of cost by way of gift deed.
2. the applicant shall obtain building permission from the Competent Authority and to pay 14% open space charges and other relevant fees as per rules
3. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Nellore Urban Development Authority/ local body before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved;
4. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed;
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.

Contd…3

6. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act; and
7. any other conditions as may be imposed by Vice Chairperson, Nellore Urban Development Authority, Nellore.

SCHEDULE OF BOUNDARIES

North : 33 ft Layout road and others land.
East : Others land.
South : 40 ft Layout road and Others Land.
West : Others Land.

J.SYAMALA RAO
SECRETARY TO GOVERNMENT

SECTION OFFICER